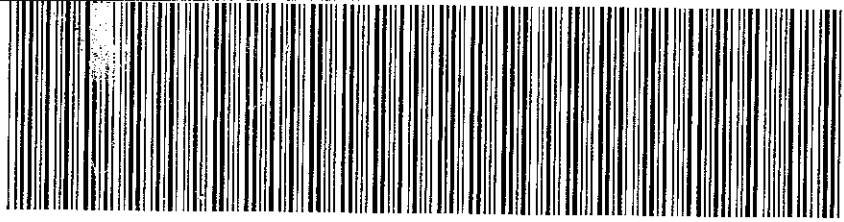


EXHIBIT "1"**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2018100200094001001E6C3D

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 5****Document ID: 2018100200094001****Document Date: 09-27-2018****Preparation Date: 10-02-2018****Document Type: DEED****Document Page Count: 3****PRESENTER:**

CORE TITLE SERVICES, LLC-CORE23854
ONE HOLLOW LANE SUITE 309
LAKE SUCCESS, NY 11042
516-200-9626
MBAIST@CORETITLANY.COM

RETURN TO:

ANNA RIZOS & KYRIAKI BOUREKAS
37-18 23TH AVENUE
ASTORIA, NY 11105

Borough**Block Lot****PROPERTY DATA****Unit Address**

QUEENS

804

29

Entire Lot

3718 23RD AVE

Property Type: DWELLING ONLY - 3 FAMILY**CROSS REFERENCE DATA**

CRFN _____ or DocumentID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES**GRANTOR/SELLER:**

ILIAS BOUREKAS
96 ASPEN ST
FLORAL PARK, NY 11001

GRANTEE/BUYER:

ANNA RIZOS
29 PEPPERMILL ROAD
ROSLYN, NY 11576

☒ Additional Parties Listed on Continuation Page**FEES AND TAXES****Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-02-2018 10:59

City Register File No. (CRFN):

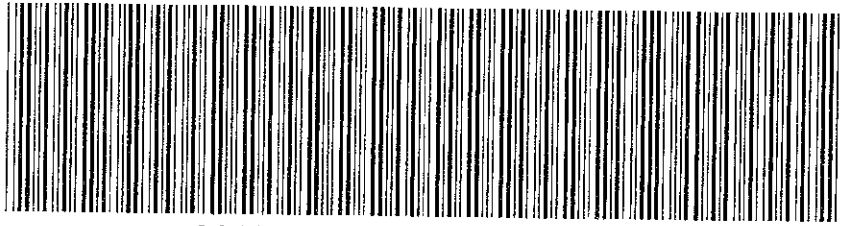
2018000327578



Annita McMillan

City Register Official Signature

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2018100200094001001C6EBD

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2018100200094001

Document Date: 09-27-2018

Preparation Date: 10-02-2018

Document Type: DEED

PARTIES

GRANTEE/BUYER:

**KYRIAKI BOUREKAS
24 DOLPHIN WAY
RIVERHEAD, NY 11901**

Standard N.Y.B.T.U. Form 8003 *6-80-15M - Warranty Deed with Full Covenants - Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 27th day of **September**, in the year **2018**,

BETWEEN

ILIAS BOUREKAS, having and address at 96 Aspen Street, Floral Park, N.Y. 11001,

party of the first part, and

ANNA RIZOS, having an address at 29 Peppermill Road, Roslyn, N.Y. 11576, and
KYRIAKI BOUREKAS, having an address at 24 Dolphin Way, Riverhead, N.Y. 11901, as tenants in common,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens, City and State of New York, bounded and described as follows:

SEE SCHEDULE "A" ANNEXED

BEING the same piece or parcel of land conveyed to the party of the first part by deed dated 06/20/2000, and recorded in the Office of the Clerk of the County of Queens on 07/21/2000, and commonly known as 37-18 23rd Avenue, Astoria, N.Y. 11105;

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first party will execute or procure any further necessary assurance of the title to said premises; and that the said party of the first party will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of the indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

By:  L.S.
ILIAS BOUREKAS

B11C
804
LOT
29



TITLE SERVICES as agent for, Westcor Land Title Insurance Company

Title Number: **CORE23854**

Page **1**

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated on a certain map entitled "Map of Property in the Fifth Ward of Long Island City, made by Peter G. Van Alst, C.S. for Steinway & Sons, dated 11/1/1873" filed in the Office of the Queens County Clerk, now Register on 11/12/1874 under Map Mo. 84, New No. 3392, as and by Lot No. 15 in Block No. 62, bounded and described as follows:

BEGINNING at a point on the southwesterly side of 23rd Avenue, formerly Potter Avenue, distant 25 feet (25.01 feet tax map) northwesterly from the corner formed by the intersection of the northwesterly side of 38th Street, formerly Kouwenhoven Street, and the southwesterly side of 23rd Avenue;

RUNNING THENCE southwesterly parallel with 38th Street and part of the distance through a party wall, 100 feet;

THENCE northwesterly parallel with 23rd Avenue, 25 feet;


THENCE northeasterly parallel with 38th Street, 100 feet to the southwesterly side of 23rd Avenue;

THENCE southeasterly along the southwesterly side of 23rd Avenue, 25 feet to the point or place of BEGINNING.

For Information only: Premises is known as 37-18 23rd Avenue, Astoria, NY

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Queens ss.:

On the 27th day of September in the year 2018
before me, the undersigned, personally appeared**ILIAS BOUREKAS**personally known to me or proved to me on the basis of
satisfactory evidence to be the individuals whose name is
subscribed to the within instrument and acknowledged to
me that they executed the same in their capacity, and that
by their signature on the instrument, the individual, or the
person on behalf of which the individual acted, executed
the instrument.
(Signature and office of individual taking acknowledgment)**JOHN SAKETOS**
Notary Public, State of New York
Registration No. 028A4921581
Qualified in Nassau County
Commission Expires 02/01/2022

State of New York, County of Kings ss.:

On the ____ day of June in the year 2018
before me, the undersigned, personally appearedpersonally known to me or proved to me on the basis of
is satisfactory evidence to be the individuals whose name is
subscribed to the within instrument and acknowledged to
me that they executed the same in their capacity, and that
by their signature on the instrument, the individual, or the
person on behalf of which the individual acted, executed
the instrument._____
(Signature and office of individual taking acknowledgment)**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

Foreign Country of _____

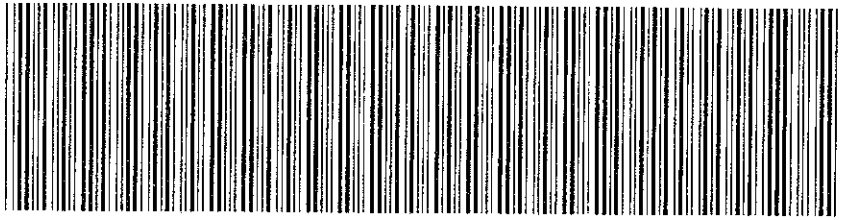
) ss.:

On the ____ day of May in the year 2017 before me, the undersigned, personally appeared _____ personally known to me or proved
to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their individual capacity(ies), and that by his/her/their signature(s) on the instrument, the
individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance
before the undersigned in the_____
(Signature and office of individual taking acknowledgment)**WARRANTY DEED****ILIAS BOUREKAS**BLOCK 804
LOT 29
COUNTY OR TOWN Queens
STREET ADDRESS 37-18 23rd Ave
Astoria, N.Y.

TO

ANNA RIZOS & KYRIAKI BOUREKAS**RETURN BY MAIL TO****ANNA RIZOS & KYRIAKI BOUREKAS**
37-18 23rd Ave
Astoria, N.Y. 11105

RESERVE THIS SPACE BELOW FOR USE OF RECORDING OFFICE

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2018100200094001001SA2BC

SUPPORTING DOCUMENT COVER PAGE**PAGE 1 OF 1****Document ID: 2018100200094001**

Document Date: 09-27-2018

Preparation Date: 10-02-2018

Document Type: DEED

ASSOCIATED TAX FORM ID: 2018092700039**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT



2

SMOKE DETECTOR AFFIDAVIT

1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

 BUYER SIGNATURE 29 PEPPERMILL ROAD		BUYER 9/27/18 DATE	BUYER'S ATTORNEY LAST NAME FIRST NAME	
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER	
ROSLYN			SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE
	NY	11576		

2018092700039201

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York }
County of } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

3718 23RD AVE

Street Address Unit/Apt.

QUEENS

Borough

New York,

804

Block

29

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

ELIAS Bourekas

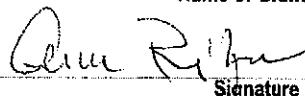
Name of Grantor (Type or Print)



Signature of Grantor

Anna Zikos

Name of Grantee (Type or Print)



Signature of Grantee

Sworn to before me

this 27th day of September 2018



JOHN SAKETOS
Notary Public, State of New York
Registration No. 02SA4921581
Qualified in Nassau County
Commission Expires 02/01/2022

Sworn to before me

this 27th day of September 2018



JOHN SAKETOS
Notary Public, State of New York
Registration No. 02SA4921581
Qualified in Nassau County
Commission Expires 02/01/2022

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2018092700039101



The City of New York
 Department of Environmental Protection
 Bureau of Customer Services
 59-17 Junction Boulevard
 Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 804 LOT: 29
- (2) Property Address: 3718 23RD AVE, QUEENS, NY 11105
- (3) Owner's Name: RIZOS, ANNA
- Additional Name: BOUREKAS, KYRIAKI

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: Anna Rizo 9/27/18 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: